024.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,000 / 823,000
					USE VALUE:	823,000 / 823,000
					ASSESSED:	823,000 / 823,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		TEEL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONAHUE JAMES C--ETAL
Owner 2:	TIRICO LAURA J
Owner 3:	
Street 1:	13 TEEL STREET PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2208 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4250.000	385,000		438,000	823,000
Total Card	0.098	385,000		438,000	823,000
Total Parcel	0.098	385,000		438,000	823,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.74 | /Parcel: 372.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15753

GIS Ref

GIS Ref

Insp Date 04/28/09

!1961!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,000	0	4,250.	438,000	823,000		Year end	12/23/2021
2021	101	FV	373,500	0	4,250.	438,000	811,500		Year End Roll	12/10/2020
2020	101	FV	373,600	0	4,250.	438,000	811,600	811,600	Year End Roll	12/18/2019
2019	101	FV	278,200	0	4,250.	465,400	743,600	743,600	Year End Roll	1/3/2019
2018	101	FV	278,200	0	4,250.	339,500	617,700	617,700	Year End Roll	12/20/2017
2017	101	FV	278,200	0	4,250.	295,700	573,900	573,900	Year End Roll	1/3/2017
2016	101	FV	278,200	0	4,250.	251,900	530,100	530,100	Year End	1/4/2016
2015	101	FV	271,400	0	4,250.	246,400	517,800	517,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:51:19

LAST REV

Date	Time
08/31/09	10:21:55
hchinal	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`BRIEN ADELE M	21898-368		3/31/1992		130,000	No	No	Y	

USER DEFINED

Prior Id # 1:	15753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2003	103	Addition	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2009	Measured	163	PATRIOT
9/29/1999	Measured	256	PATRIOT
9/24/1999	Mailer Sent		
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	1									438,002						438,000	

Total AC/HA: 0.09757 | Total SF/SM: 4250 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 438,002 | Spl Credit | Total: 438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18353653
Const Adj.:	0.98000199
Adj $ / SQ:	150.783
Other Features:	98275
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	472981
Depreciation:	87974
Depreciated Total:	385006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

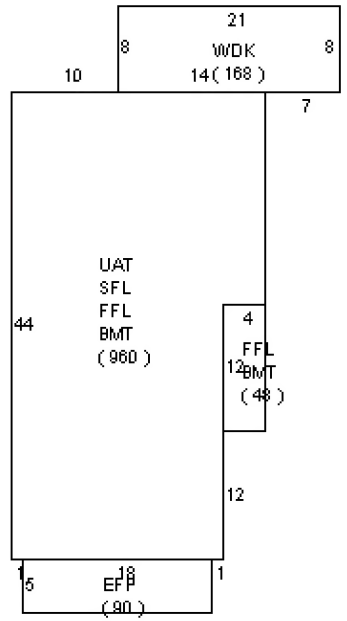
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	150.78
Special Features:	0	Val/Su Net:	110.82
Final Total:	385000	Val/Su SzAd	195.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	45.230	45,597
FFL	First Floor	1,008	150.780	151,989
SFL	Second Floor	960	150.780	144,752
UAT	Upper Attic	240	105.550	25,332
WDK	Deck	168	11.710	1,968
EFP	Enclos Porch	90	56.330	5,069

	Net Sketched Area:	3,474	Total:	374,707	
Size Ad	1968	Gross Area	4194	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

024.0-0002-0013.0

IMAGE

AssessPro Patriot Properties, Inc